

SITE STATISTICS

Table with 2 columns: SITE AREA, PROPOSED USE, NUMBER OF LOTS, AVERAGE LOT SIZE, EXISTING ZONING, PERMITTED DENSITY, PROPOSED DENSITY, DEDICATED R-O-W, PRIVATE ACCESS (TRACT A), STORM/REC SPACE (TRACT B), RECREATION SPACE REQUIRED (6x390 SF), RECREATION SPACE PROVIDED (TRACT B), SETBACKS, SANITARY SEWER PROVIDER, WATER SUPPLY, SCHOOL DISTRICT, FIRE DISTRICT, TELEPHONE SERVICE, ELECTRICITY PROVIDER, NATURAL GAS PROVIDER.

APPLICANT

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OWNER

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PLANNER/ENGINEER/SURVEYOR

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SHERI H. MURATA, P.E. - ENGINEER
ROBERT D. WEST, P.L.S. - SURVEYOR
LINDSEY B. SOLORIO, P.L.A. - LANDSCAPE ARCHITECT

DENSITY CALCULATIONS

Table with 2 columns: GROSS AREA OF PROPERTY: 55,354± SF (127 ACRES), BASE DENSITY: 6 DU/ACRE, ALLOWABLE DWELLING UNITS: 762 (127 X 6)

TAX PARCEL / SITE ADDRESS

TAX PARCEL: 3810002200
SITE ADDRESS: 8054 S 116TH ST, SEATTLE, WA 98178

SHEET INDEX

- PO1 PRELIMINARY PLAT
PO2 BOUNDARY AND TOPOGRAPHIC SURVEY
PO3 PRELIMINARY GRADING AND UTILITIES
PO4 PRELIMINARY TREE RETENTION PLAN
PO5 PRELIMINARY LANDSCAPE PLAN
PO6 PRELIMINARY LANDSCAPE DETAILS

VERTICAL DATUM

NAVD 88

ORIGINATING BENCHMARK

NE 1/4 CORNER OF SEC 12-23-4
ELEVATION = 96.16

PROJECT BENCHMARKS

NAIL AND WASHER MARKED "CORE CONTROL" SET IN SOUTH EDGE OF ASPHALT
ELEVATION = 191.77

BASIS OF BEARINGS

N02°00'10"E BETWEEN THE FOUND MONUMENTS AT THE INTERSECTION OF S 114TH ST AND 84TH AVE S AND S 116TH ST AND 84TH AVE S

REFERENCES

- 1. LAKEVIEW HIGHLANDS RECORDED IN VOLUME 258 OF PLATS AT PAGES 90-93, RECORDS OF KING COUNTY, WASHINGTON. (USED FOR SECTION SUBDIVISION)
2. BRYN MAWR ESTATES RECORDED IN VOLUME 181 OF PLATS AT PAGES 54-56, RECORDS OF KING COUNTY, WASHINGTON.
3. TOWNSEND ADDITION RECORDED IN VOLUME 116 OF PLATS AT PAGES 10-11, RECORDS OF KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION

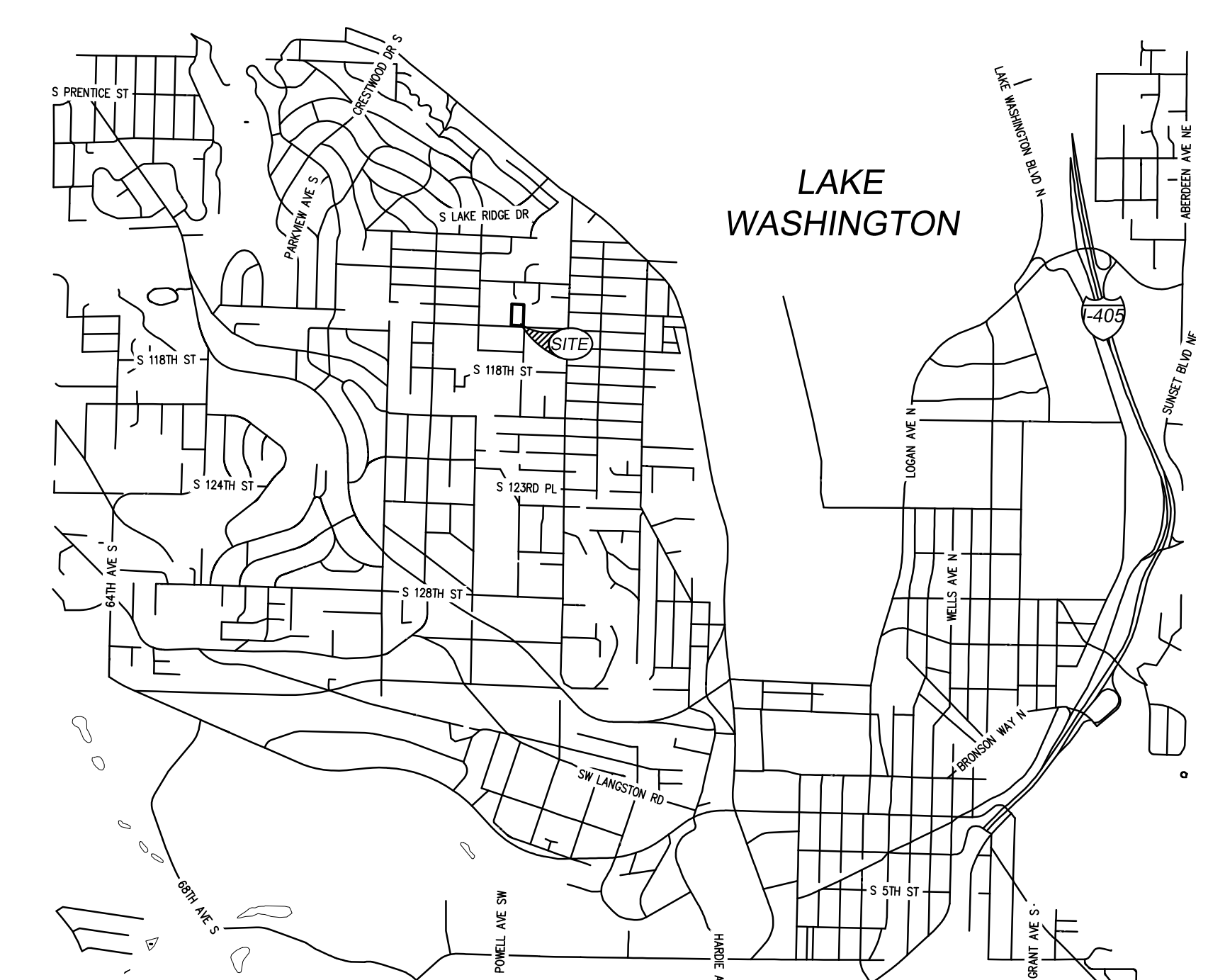
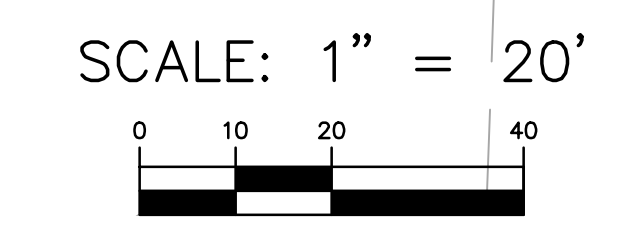
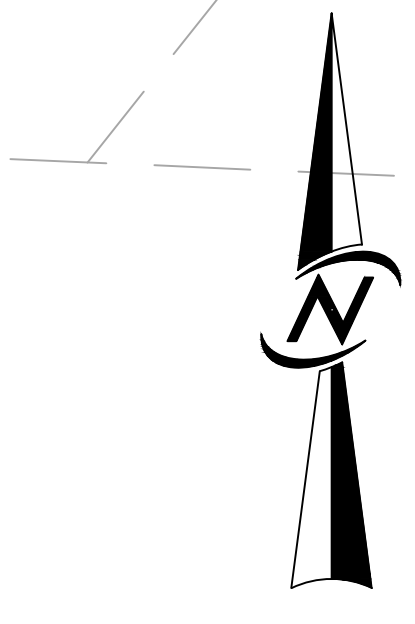
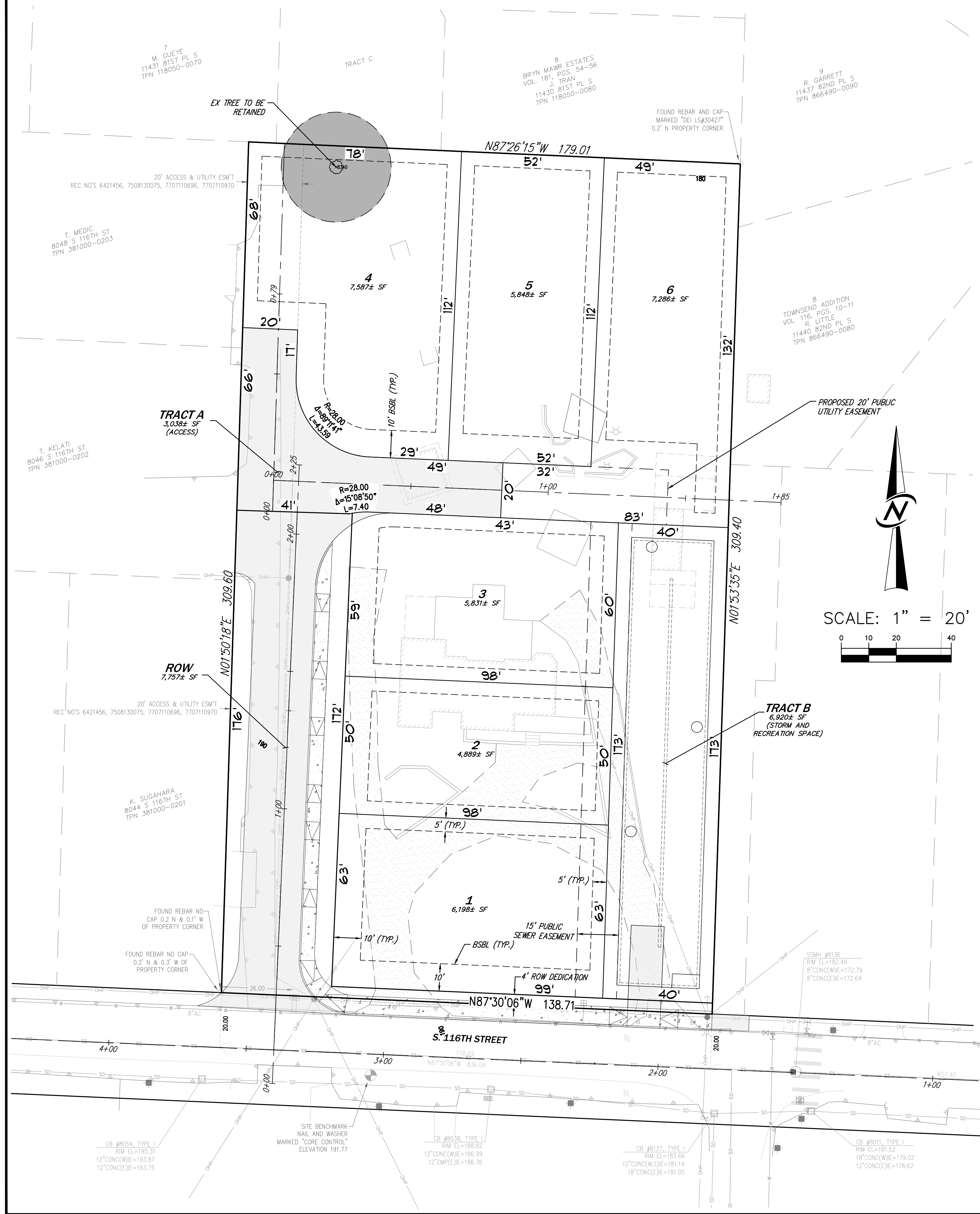
THE SOUTH HALF OF TRACT 6, KELSEY-ORANG FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 79, IN KING COUNTY, WASHINGTON;

RESTRICTIONS

- 16. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT OF KELSEY-ORANG FIVE ACRE TRACTS RECORDED IN VOLUME 9 OF PLATS, PAGE 76. (NOTED HERE)
17. THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 6421456. (SHOWN HEREON)
18. THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 7508130075. (SHOWN HEREON)
19. THIS SITE IS SUBJECT TO AN EASEMENT TO THE CITY OF SEATTLE FOR ELECTRIC TRANSMISSION AND DISTRIBUTION FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 770710969. (SHOWN HEREON)
20. THIS SITE IS SUBJECT TO AN EASEMENT TO THE CITY OF SEATTLE FOR ELECTRIC TRANSMISSION AND DISTRIBUTION FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 770710970. (SHOWN HEREON)
21. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT MAINTENANCE AGREEMENT" RECORDED UNDER KING COUNTY RECORDING NUMBER 80415035. (NOTED HERE, DOCUMENT CONTAINS LANGUAGE PERTAINING TO THE MAINTENANCE AND COST OF THE EASEMENT WITHIN SAID DOCUMENT)

NOTES

- 1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 4243-3190717, DATED MARCH 26, 2019. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED COMMITMENT NUMBER. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 20, 2019. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MARCH, 2019.
3. PROPERTY AREA = 55,354± SQUARE FEET (1.2707± ACRES).
4. ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
5. CONTOUR INTERVAL = 2 FEET.
6. ELEVATION AND/OR CONTOUR INFORMATION SHOWN HEREON IS GENERATED FROM DIRECT FIELD OBSERVATION. SAID INFORMATION MEETS US NATIONAL MAPPING STANDARDS AND IS ACCURATE TO WITHIN ONE-HALF THE CONTOUR INTERVAL.
7. BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION.
8. THIS IS A FIELD TRAVERSE SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN IANUCCI 130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
9. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR AS MARKED BY 811 OR OTHER UTILITY LOCATING PROVIDERS ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE EVIDENCE OF UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CLIENT UNDERSTANDS THAT CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR PAINTED UTILITY LOCATIONS.



VICINITY MAP

1"=200'

Vertical sidebar containing project title 'PRELIMINARY SHORT PLAT LAZOR GARDENS TUSCANY CONSTRUCTION', sheet number 'P01 6', project number '19031', and professional seals for Sheri H. Murata, P.E. and Alireza Ramezani.

3/1/2020 7:12 AM: [2019] [19031] [ENGINEERING] [PRELIMINARY] [SHEET] [19031] - P01.DWG